

TEXAS AVENUE CORRIDOR STUDY  
PROPERTY INVENTORY SURVEY FORM

Property ID: R33365



25/26/27

Property Information

property address: 417 LAWRENCE  
legal description: MITCHELL-LAWRENCE-CAVITT, BLOCK 3, LOT 4 & PT OF 3  
owner name/address: JAN PROPERTIES  
% HANSON, JOANN  
0  
BRYAN, TX 77808-4043  
full business name: Caroline Court  
land use category: MF-RES. type of business: MF-housing  
current zoning: MU-2 occupancy status: Occup.  
lot area (square feet): 13,000 frontage along Texas Avenue (feet): 419  
lot depth (feet): 200 sq. footage of building: 2088  
property conforms to: ☒ min. lot area standards ☒ min. lot depth standards ☒ min. lot width standards 65

Improvements

# of buildings: 1 building height (feet): 10 # of stories: 1  
type of buildings (specify): wood frame  
one building - multiple units  
building/site condition: 3  
buildings conform to minimum building setbacks: ☒ yes ☐ no (if no, specify) \_\_\_\_\_  
approximate construction date: accessible to the public: ☐ yes ☒ no  
possible historic resource: ☐ yes ☐ no sidewalks along Texas Avenue: ☐ yes ☒ no only  
other improvements: ☐ yes ☒ no (specify) \_\_\_\_\_  
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☐ yes ☒ no ☐ dilapidated ☐ abandoned ☐ in-use  
# of signs: \_\_\_\_\_ type/material of sign: \_\_\_\_\_  
overall condition (specify): \_\_\_\_\_  
removal of any dilapidated signs suggested? ☐ yes ☐ no (specify) \_\_\_\_\_

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☐ yes ☒ no # of available off-street spaces: ?  
lot type: ☐ asphalt ☒ concrete ☐ other \_\_\_\_\_  
space sizes: \_\_\_\_\_ sufficient off-street parking for existing land use: ☐ yes ☐ no  
overall condition: poor  
end islands or bay dividers: ☐ yes ☒ no landscaped islands: ☐ yes ☒ no

### Curb Cuts on Texas Avenue

how many: 2 curb types: ☐ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☐ no  
if yes, which ones: \_\_\_\_\_

meet adjacent separation requirements: ☐ yes ☐ no meet opposite separation requirements: ☐ yes ☐ no

### Landscaping

☐ yes ☒ no (if none is present) is there room for landscaping on the property? ☐ yes ☐ no

comments: \_\_\_\_\_  
\_\_\_\_\_

### Outside Storage

☐ yes ☒ no (specify) \_\_\_\_\_  
(Type of merchandise/material/equipment stored)

dumpsters present: ☐ yes ☒ no are dumpsters enclosed: ☒ yes ☐ no MS

### Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☒ yes ☐ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? ☒ yes ☐ no

if not developable to current standards, what could help make this a developable property?

\_\_\_\_\_  
\_\_\_\_\_

accessible to alley: ☐ yes ☒ no

### Other Comments:

semi-  
multiple single story units attached ~~by~~ at roof.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
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